

Town of Smithfield

Zoning Board of Review

64 Farnum Pike, Smithfield, Rhode Island 02917

(401) 233-1039

George D. McKinnon, Chairman

Geri DeAngelis, Clerk

Docket

May 31, 2006

The Smithfield Zoning Board of Review meeting will be held on Wednesday May 31, 2006, at 7:00 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications under the Zoning Ordinance.

I. Communications

II. Old Business

06-022

Sedona Associates, LLC as applicant and owner of property located at Whipple Avenue and Higgins Avenue, listed as Lot 71 on Assessor's Plat 23 and Lots 66 & 67 on Assessor's Plat 24 located in an R-20 District, is seeking a Comprehensive Permit pursuant to R.I.G.L. 45-53 to construct (74) age restricted (55 and older) condominium units of which (19) will be sold to persons who qualify under the Low and Moderate Income Housing Act.

06-027

LJ Site Development, Inc as applicant and PM Smithfield, LLC as owner of property located at Lot 6 A Business Park Drive, listed as Lot 76 on Assessor's Plat 48 are seeking a Variance to deviate from Section 5.3.4.A Buffers to construct an office building in an Industrial District under the Zoning Ordinance.

III Public Hearing

06-028

Patrick Meenan as applicant and Patrick & Geraldine Meenan as owners of property located at 20 Willow Road, listed as Lot 84A Assessors Plat 10 are seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a garage in an R -20 District under the Zoning Ordinance.

06-029

Joe & Grace Toppi as applicants and owners of property located at 9 Laurel Hill Drive, listed as Lot 94 on Assessors Plat 18 are seeking a Special Use Permit under Section 4.3.B.1. and Section 4.4.B.1 Accessory Family Dwelling Unit to construct an accessory family dwelling unit in R-20 District under the Zoning Ordinance.

06-030

Kevin McDaniel as applicant and owner of property located at 265 Putnam Pike, listed as Lot 25 on Assessors Plat 35 is seeking a Special Use Permit under Section 4.3.F.2. Restaurant with Window Service to install a walk up window in a Commercial District under the Zoning Ordinance.

06-031

James & Rosemary Stein as applicants and owners of property

located at 130 Log Road listed as Lot 360 on Assessors Plat 46 are seeking a Variance to deviate from Section 6.2.1 Accessory Uses to construct an above ground pool and deck that will encroach into side yard in an R-80 District under the Zoning Ordinance.

06-032

Michael T. Stamp Jr. as applicant and owner of property located at 42 Farnum Pike, listed as Lot 92 on Assessors Plat 24 is seeking a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations to construct a deck. in an R-20 District under the Zoning Ordinance.

06-033

Joseph Picozzi and John Shekarchi as applicants and owners of property located at 78 Stillwater Road, listed as Lot 2C on Assessors Plat 22 are seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 5.3.4 Buffers to construct a single family home in an R-20 District under the Zoning Ordinance.

06-034

Richard Puckett as applicant and owner of property located at 16 Totem Pole Trail, listed as Lot 136 on Assessors Plat 13 is seeking Variances to deviate from Section 5.4 Table 1 Dimensional Regulations and Section 5.3.4 Buffers to Construct an addition in an

R-20 District under the Zoning Ordinance.

06-035

370 GWH, LLC as applicant and owner of property located at 370 George Washington Highway, listed as Lot 3 on Assessors Plat 48, is seeking a Special Use Permit under Section 4.3.L.8 Wholesale Business & Storage Uses-Permitted by Special Use, Section 4.4.H.2 Wholesale Business & Storage, Section 4.5 Dimensional Relief by Special Use Permit and Variances to deviate from Section 5.4. Table 1 Dimensional Regulations to construct office and storage facilities in a Planned Corporate District under the Zoning Ordinance.

06-036

Credit Union Central Falls as applicant and Montareo Corporation as owner of property located at 468-472 Putnam Pike, listed as Lots 10,148,149 and 150 on Assessors Plat 43 are seeking a Special Use Permit under Section 4.3 .G.7 A Bank-With or Without Drive-Thru and Section 4.5 Dimensional Relief By Special Use Permit and Variances

to deviate from Section 5.7.1.C Planned Development, Section 5.3.1 Area, and Section 5.3.1A.3 Area to construct a retail credit union with full service drive – thru and ATM in a Planned Development District under the Zoning Ordinance.

06-037

Andrew O'Donnell as applicant and Amerada Hess Corporation as owner of property located at 261 Putnam Pike, listed as Lot 67 on Assessors Plat 29 are seeking Variances to deviate from Section 8.2. (A) & (B) Prohibitions and Restrictions, General, Section 8.3.5.A.2 and Section 6.7 Nonpermanent Structures to allow signage, outdoor storage containers and an open air stand in a Highway Commercial District under the Zoning Ordinance.

06-038

Michael Falcone as applicant and owner of property located at 10 Haven Street, listed as Lot 15A on Assessor Plat 39 is seeking a Variance to deviate from Section 4.3.I.2 Trade Establishments to allow a trade establishment in an R -20 District under the Zoning Ordinance.

IV Other Business

04-062

Northborough Recovery Services, LLC as applicant and owner of property located at 711 Putnam Pike, listed as Lot 14 on Assessor's Plat 4 is seeking an Extension to A Previously Granted Resolution to expand a non-conforming use and for parking and signage relief in a Mixed Use District and R20M District under the Zoning Ordinance.

04-088

John and Darlene Baffoni as applicants and owners of property located at 21 Sidney Street, listed as Lot 20 on Assessor's Plat 21 are seeking an Extension to A Previously Granted Resolution to construct an addition in an R -20 District under the Zoning Ordinance.

V. Deliberations

VI Adjournment

Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:

233-1039 VOICE 1-800-745-5555 TTY